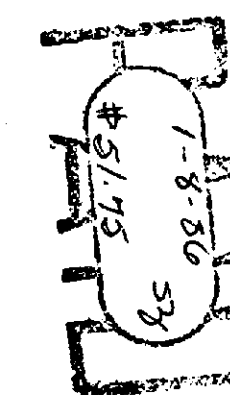


MAP 1-1-86  
2-2  
E.D. 3  
DATE 12-2-85  
200  
1000  
CP

86-278-A  
#187



86-278-A  
#187

Michael Strouse, et ux  
3401 Birch Hollow Rd., 187' NW of Wood-  
valley Dr., (3401 Birch Hollow Rd.) 3rd  
Election District

UNDER RECEIVED FOR FILING  
DATE January 17, 1986  
BY [Signature]

**PETITION FOR ZONING VARIANCE**  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and attached hereto and made a part hereof, hereby petition for a Variance from Section 1 B02-3B (205.4) to permit a rear yard setback of 18 feet in lieu of the required 40 feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Only place addition will fit
2. 0 K'd by neighbors and developer

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_ Legal Owner(s):  
(Type or Print Name) Barbara E. and Michael Strouse  
Signature \_\_\_\_\_ Signature \_\_\_\_\_  
Address \_\_\_\_\_ (Type or Print Name)  
City and State \_\_\_\_\_ Signature \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name) 3401 Birch Hollow Rd., 486-0995  
Address \_\_\_\_\_ Phone No.  
City and State \_\_\_\_\_ Pikesville, MD 21208  
Signature \_\_\_\_\_ City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Barbara E. and Michael Strouse  
City and State \_\_\_\_\_ Name  
3401 Birch Hollow Rd., 486-0995  
Address \_\_\_\_\_ Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of December, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of January, 1986, at 10:15 o'clock.

[Signature]  
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
SW/S Birch Hollow Rd., : OF BALTIMORE COUNTY  
187' NW of Woodvalley :  
Dr. (3401 Birch Hollow :  
Rd.), 3rd District :  
MICHAEL STROUSE, et ux, : Case No. 86-278-A  
Petitioners :

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
TOWSON, MD 21204  
494-2188

I HEREBY CERTIFY that on this 17th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Michael Strouse, 3401 Birch Hollow Rd., Pikesville, MD 21208, Petitioners.

Peter Max Zimmerman  
Peter Max Zimmerman



ARNOLD JARON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

January 2, 1986

Mr. and Mrs. Michael Strouse  
3401 Birch Hollow Road  
Pikesville, Maryland 21208

Re: Petition for Variance  
SW/S Birch Hollow Road, 187' NW of  
Woodvalley Drive (3401 Birch Hollow  
Road) - 3rd Election District  
Michael Strouse, et ux. - Petitioners  
Case No. 86-278-A

Dear Mr. and Mrs. Strouse:

This is to advise you that \$51.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to the Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 018473

DATE 1-8-86 ACCOUNT R-01-615-000

AMOUNT \$ 51.75

RECEIVED FROM Michael Strouse, et ux

Advertising and Posting 86-278-A

FOR: BOST\*\*\*\*\*51210 5392F

VALIDATION OR SIGNATURE OF CASHIER

**PETITION FOR VARIANCE**  
3rd Election District  
LOCATION: Southwest side of Birch Hollow Road, 187' NW of Woodvalley Drive (3401 Birch Hollow Road)  
DATE AND TIME: Thursday, January 16, 1986 at 10:15 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for Variance from Section 1 B02-3B (205.4) to permit a rear yard setback of 18 feet in lieu of the required 40 feet, at the time and place stated above.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., December 26, 1985  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 26, 1985.

THE JEFFERSONIAN,  
[Signature]  
Publisher  
Cost of Advertising  
24.75

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 3rd  
Date of Posting 12-24-85  
Posted for: [Signature]  
Petitioner: Michael Strouse, et ux  
Location of property: SW side of Birch Hollow Road, 187' NW of Woodvalley Drive (3401 Birch Hollow Road)  
Location of Sign: SW side of Birch Hollow Road, 187' NW of Woodvalley Drive  
Remarks: [Signature]  
Date of return Jan 2-86  
Number of Signs: 1

**PETITION FOR VARIANCE**  
3rd Election District

LOCATION: Southwest side of Birch Hollow Road, 187' NW of Woodvalley Drive (3401 Birch Hollow Road)  
DATE AND TIME: Thursday, January 16, 1986 at 10:15 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  
Petition for Variance from Section 1B02-3B (205.4) to permit a rear yard setback of 18 feet in lieu of the required 40 feet.

Being the property of Michael Strouse, et ux as shown on the plat filed with the Zoning Office.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JARON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

**LEGAL NOTICE**  
PETITION FOR VARIANCE

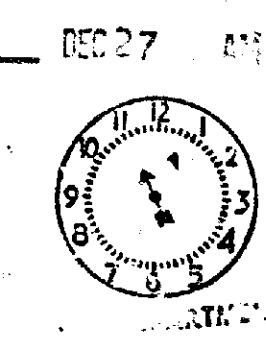
LOCATION: Southwest side of Birch Hollow Road, 187' NW of Woodvalley Drive (3401 Birch Hollow Road)  
DATE AND TIME: Thursday, January 16, 1986 at 10:15 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for Variance from Section 1B02-3B (205.4) to permit a rear yard setback of 18 feet in lieu of the required 40 feet, at the time and place stated above.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

**CERTIFICATE OF PUBLICATION**

72385  
Fikesville, Md., Dec. 25, 1985  
TO CERTIFY, that the annexed advertisement published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore, Maryland before the 16th day of Jan. 1985  
first publication appearing on the 25th day of Dec. 1985  
second publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
the third publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

THE NORTHWEST STAR

Phyllis Cole Friedman  
Manager  
Cost of Advertisement \$22.00











BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

January 7, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 26, 1985  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

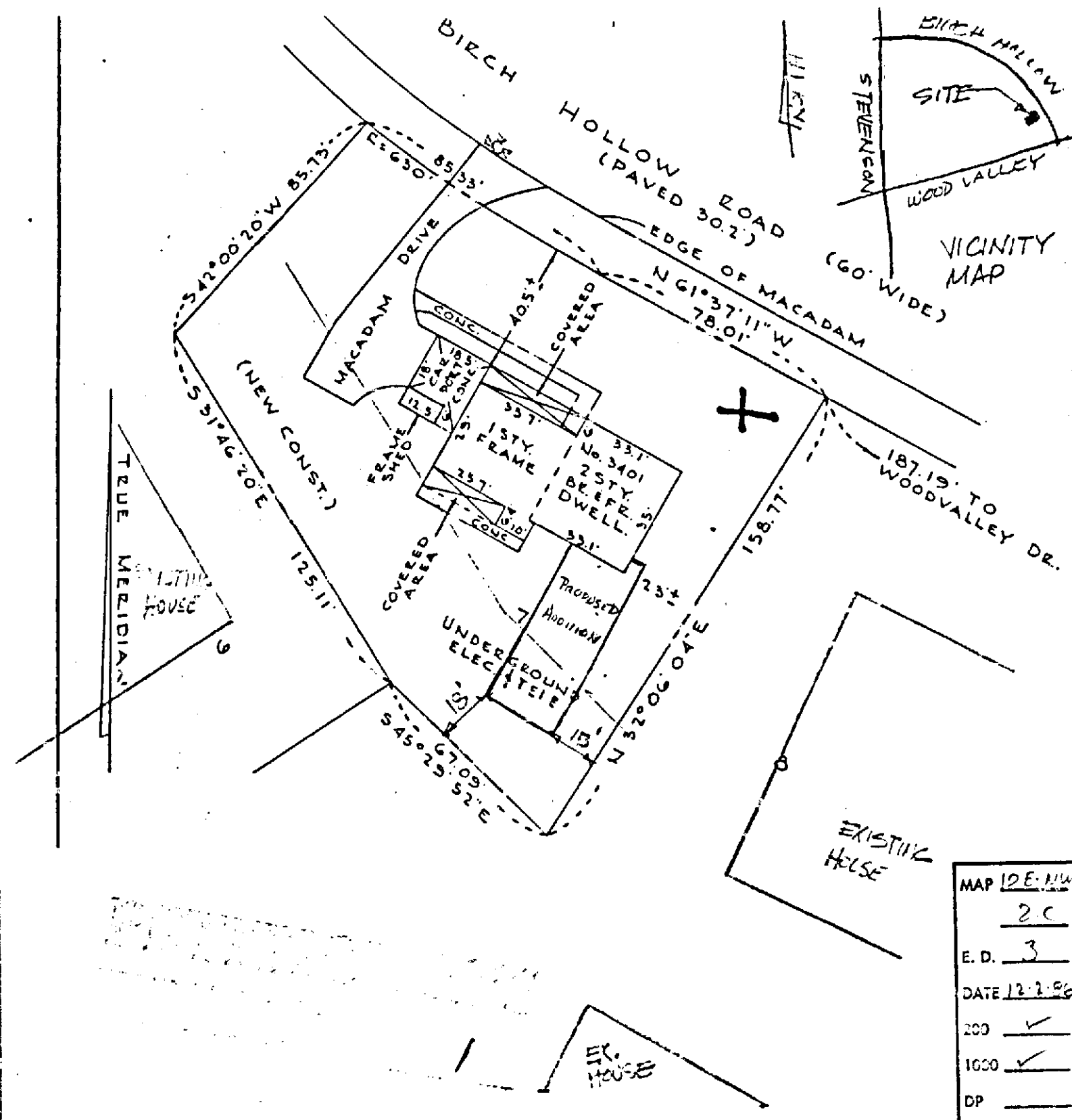
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items  
numbered 182, 183, 184, 186, 187, 188, and 189.

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSF/bld

11/6  
86-278

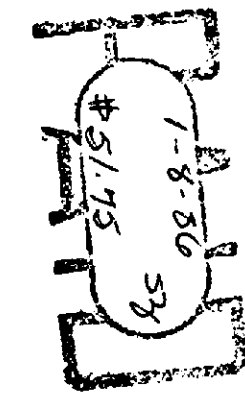


187



MAP 1-1-86  
2-2  
E.D. 3  
DATE 12-2-85  
200  
1000  
CP

86-278-A  
#187



86-278-A  
#187

Michael Strouse, et ux  
3401 Birch Hollow Rd., 187' NW of Wood-  
valley Dr., (3401 Birch Hollow Rd.) 3rd  
Election District

UNDER RECEIVED FOR FILING  
DATE January 17, 1986  
BY [Signature]

**PETITION FOR ZONING VARIANCE**  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and attached hereto and made a part hereof, hereby petition for a Variance from Section 1 B02-3B (205.4) to permit a rear yard setback of 18 feet in lieu of the required 40 feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Only place addition will fit
2. 0 K'd by neighbors and developer

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_ Legal Owner(s):  
(Type or Print Name) Barbara E. and Michael Strouse  
Signature \_\_\_\_\_ Signature \_\_\_\_\_  
Address \_\_\_\_\_ (Type or Print Name)  
City and State \_\_\_\_\_ Signature \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name) 3401 Birch Hollow Rd., 486-0995  
Address \_\_\_\_\_ Phone No.  
City and State \_\_\_\_\_ Pikesville, MD 21208  
Signature \_\_\_\_\_ City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Barbara E. and Michael Strouse  
City and State \_\_\_\_\_ Name  
3401 Birch Hollow Rd., 486-0995  
Address \_\_\_\_\_ Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of December, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of January, 1986, at 10:15 o'clock.

[Signature]  
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
SW/S Birch Hollow Rd., : OF BALTIMORE COUNTY  
187' NW of Woodvalley :  
Dr. (3401 Birch Hollow :  
Rd.), 3rd District :  
MICHAEL STROUSE, et ux, : Case No. 86-278-A  
Petitioners :

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
TOWSON, MD 21204  
494-2188

I HEREBY CERTIFY that on this 17th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Michael Strouse, 3401 Birch Hollow Rd., Pikesville, MD 21208, Petitioners.

Peter Max Zimmerman  
Peter Max Zimmerman



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JARON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

January 2, 1986

Mr. and Mrs. Michael Strouse  
3401 Birch Hollow Road  
Pikesville, Maryland 21208

Re: Petition for Variance  
SW/S Birch Hollow Road, 187' NW of  
Woodvalley Drive (3401 Birch Hollow  
Road) - 3rd Election District  
Michael Strouse, et ux. - Petitioners  
Case No. 86-278-A

Dear Mr. and Mrs. Strouse:

This is to advise you that \$51.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to the Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 018473

DATE 1-8-86 ACCOUNT R-01-615-000

AMOUNT \$ 51.75

RECEIVED FROM Michael Strouse, et ux

Advertising and Posting 86-278-A

FOR: BOST\*\*\*\*\*51210 5392F

VALIDATION OR SIGNATURE OF CASHIER

**PETITION FOR VARIANCE**  
3rd Election District  
LOCATION: Southwest side of Birch Hollow Road, 187' NW of Woodvalley Drive (3401 Birch Hollow Road)  
DATE AND TIME: Thursday, January 16, 1986 at 10:15 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for a Variance from Section 1 B02-3B (205.4) to permit a rear yard setback of 18 feet in lieu of the required 40 feet, at the time and place stated above.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., December 26, 1985  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 26, 1985.

THE JEFFERSONIAN,  
[Signature]  
Publisher  
Cost of Advertising  
24.75

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 3rd  
Date of Posting 12-24-85  
Posted for: [Signature]  
Petitioner: Michael Strouse, et ux  
Location of property: SW side of Birch Hollow Road, 187' NW of Woodvalley Drive (3401 Birch Hollow Road)  
Location of Sign: SW side of Birch Hollow Road, 3401 Birch Hollow Road  
Remarks: [Signature]  
Date of return Jan 2-86  
Number of Signs: 1

**PETITION FOR VARIANCE**  
3rd Election District

LOCATION: Southwest side of Birch Hollow Road, 187' NW of Woodvalley Drive (3401 Birch Hollow Road)  
DATE AND TIME: Thursday, January 16, 1986 at 10:15 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 1B02-3B (205.4) to permit a rear yard setback of 18 feet in lieu of the required 40 feet.

Being the property of Michael Strouse, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JARON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

**LEGAL NOTICE**  
PETITION FOR VARIANCE

LOCATION: Southwest side of Birch Hollow Road, 187' NW of Woodvalley Drive (3401 Birch Hollow Road)  
DATE AND TIME: Thursday, January 16, 1986 at 10:15 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for a Variance from Section 1 B02-3B (205.4) to permit a rear yard setback of 18 feet in lieu of the required 40 feet, at the time and place stated above.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

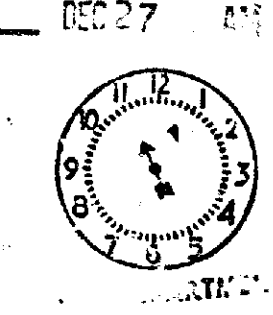
**CERTIFICATE OF PUBLICATION**

72385  
Fikesville, Md., Dec. 25, 1985

TO CERTIFY, that the annexed advertisement published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore, Maryland before the 16th day of Jan. 1985  
first publication appearing on the 25th day of Dec. 1985  
second publication appearing on the day of 1985  
the third publication appearing on the day of 1985

THE NORTHWEST STAR

Phyllis Cole Friedman  
Manager  
Cost of Advertisement \$22.00











BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

January 7, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 26, 1985  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

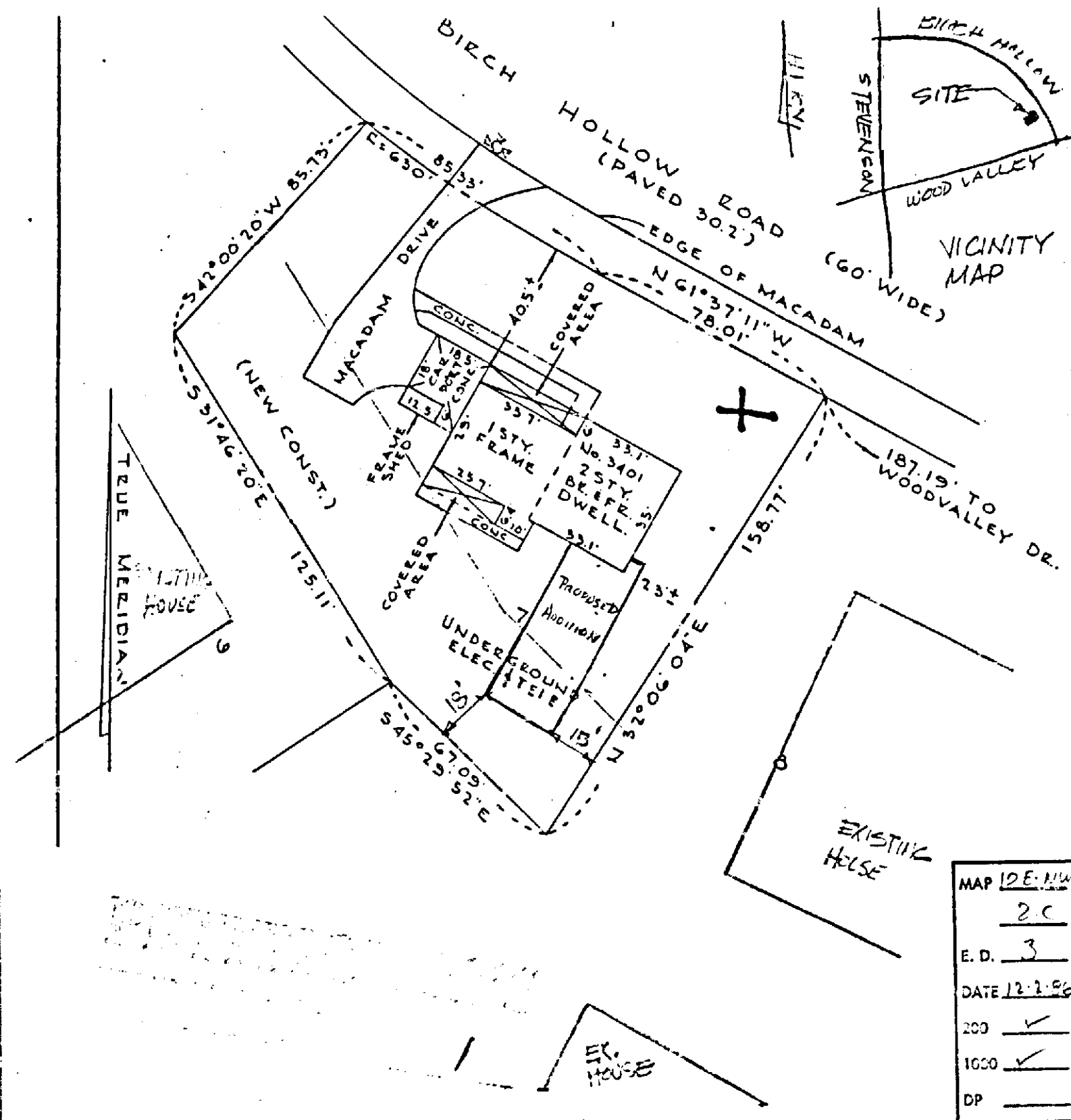
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items  
numbered 182, 183, 184, 186, 187, 188, and 189.

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSF/bld

11/6  
86-278



187







Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of January, 1985, that the herein Petition for Variance(s) to permit a rear yard setback of 18 feet in lieu of the required setback of 40 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

AJ:bjg

cc: Mr. & Mrs. Michael Strouse  
People's Counsel

ORDER RECEIVED FOR FILING

DATE January 17, 1985  
BY [Signature]  
ADMINISTRATIVE ASSISTANT

Mr. and Mrs. Michael Strouse  
3401 Birch Hollow Road  
Pikesville, Maryland 21208

December 13, 1985

#### NOTICE OF HEARING

RE: PETITION FOR VARIANCE  
SW/S Birch Hollow Rd., 187' NW of  
Woodvalley Drive (3401 Birch Hollow  
Road) - 3rd Election District  
Michael Strouse, et ux - Petitioners  
Case No. 86-278-A

TIME: 10:15 a.m.

DATE: Thursday, January 16, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 012366

DATE 1/17/85 ACCOUNT R-01-613-000

RECEIVED FROM Barbara Strouse

FOR Plng fee for Strouse #187

VALIDATION OR SIGNATURE OF CASHIER

#### BALTIMORE COUNTY, MARYLAND

##### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner  
Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petitions No. 86-271-A, 86-275-A, 86-277-A, 86-278-A,  
86-279-A and 86-280-A

Date: December 30, 1985

There are no comprehensive planning factors requiring comment on these petitions.

*[Signature]*  
Norman E. Gerber, AICP  
Director

NEG:JGH:slm

#### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 16, 1985

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Mr. and Mrs. Michael Strouse  
3401 Birch Hollow Road  
Pikesville, Maryland 21208

RE: Item No. 187 - Case No. 86-278-A  
Petitioners - Michael Strouse, et ux  
Variance Petition

Dear Mr. and Mrs. Strouse:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*[Signature]*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:nr

Enclosures

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
MISCELLANEOUS CASH RECEIPT

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

DECEMBER 13, 1985

Re: Zoning Advisory Meeting of November 26, 1985  
Item # 187  
Property Owner: MICHAEL STROUSE, et ux  
Location: SW/SIDE BIRCH HOLLOW RD.,  
187.19' NW WOODVALLEY DR.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping: Just comply with Baltimore County Landscape Manual, Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council.

cc: James Hoswell

Europe A. Bober  
Chief, Current Planning and Development

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. RENCKE  
CHIEF

December 17, 1985

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Michael Strouse, et ux

Location: SW side Birch Hollow Road, 187.19' NW Woodvalley Drive

Item No.: 187 Zoning Agenda: Meeting of November 26, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of            feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved:  
Planning Group  
Special Inspection Division  
L. Fire Prevention Bureau

/mb

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

December 23, 1985

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 187 Zoning Advisory Committee Meeting are as follows:

Property Owner: Michael Strouse, et ux  
Location: SW side Birch Hollow Road, 187.19' NW Woodvalley Drive  
District: 3rd.

APPLICABLE ITEMS ARE CIRCLED:

(1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 67-85, the Maryland Code (C. & G. 2-1-1, 2-1-2, 2-1-3, 2-1-4, 2-1-5, 2-1-6, 2-1-7, 2-1-8, 2-1-9, 2-1-10, 2-1-11, 2-1-12, 2-1-13, 2-1-14, 2-1-15, 2-1-16, 2-1-17, 2-1-18, 2-1-19, 2-1-20, 2-1-21, 2-1-22, 2-1-23, 2-1-24, 2-1-25, 2-1-26, 2-1-27, 2-1-28, 2-1-29, 2-1-30, 2-1-31, 2-1-32, 2-1-33, 2-1-34, 2-1-35, 2-1-36, 2-1-37, 2-1-38, 2-1-39, 2-1-40, 2-1-41, 2-1-42, 2-1-43, 2-1-44, 2-1-45, 2-1-46, 2-1-47, 2-1-48, 2-1-49, 2-1-50, 2-1-51, 2-1-52, 2-1-53, 2-1-54, 2-1-55, 2-1-56, 2-1-57, 2-1-58, 2-1-59, 2-1-60, 2-1-61, 2-1-62, 2-1-63, 2-1-64, 2-1-65, 2-1-66, 2-1-67, 2-1-68, 2-1-69, 2-1-70, 2-1-71, 2-1-72, 2-1-73, 2-1-74, 2-1-75, 2-1-76, 2-1-77, 2-1-78, 2-1-79, 2-1-80, 2-1-81, 2-1-82, 2-1-83, 2-1-84, 2-1-85, 2-1-86, 2-1-87, 2-1-88, 2-1-89, 2-1-90, 2-1-91, 2-1-92, 2-1-93, 2-1-94, 2-1-95, 2-1-96, 2-1-97, 2-1-98, 2-1-99, 2-2-1, 2-2-2, 2-2-3, 2-2-4, 2-2-5, 2-2-6, 2-2-7, 2-2-8, 2-2-9, 2-2-10, 2-2-11, 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2-9-76, 2-9-77, 2-9-78, 2-9-79, 2-9-80, 2-9-81, 2-9-82, 2-9-83, 2-9-84, 2-9-85, 2-9-86, 2-9-87, 2-9-88, 2-9-89, 2-9-90, 2-9-91, 2-9-92, 2-9-93, 2-9-94, 2-9-95, 2-9-96, 2-9-97, 2-9-98, 2-9-99, 3-1, 3-2, 3-3, 3-4, 3-5, 3-6, 3-7, 3-8, 3-9, 3-10, 3-11, 3-12, 3-13, 3-14, 3-15, 3-16, 3-17, 3-18, 3-19, 3-20, 3-21, 3-22, 3-23, 3-24, 3-25, 3-26, 3-27, 3-28, 3-29, 3-30, 3-31, 3-32, 3-33, 3-34, 3-35, 3-36, 3-37, 3-38, 3-39, 3-40, 3-41, 3-42, 3-43, 3-44, 3-45, 3-46, 3-47, 3-48, 3-49, 3-50, 3-51, 3-52, 3-53, 3-54, 3-55, 3-56, 3-57, 3-58, 3-59, 3-60, 3-61, 3-62, 3-63, 3-64, 3-65, 3-66, 3-67, 3-68, 3-69, 3-70, 3-71, 3-72, 3-73, 3-74, 3-75, 3-76, 3-77, 3-78, 3-79, 3-80, 3-81, 3-82, 3-83, 3-84, 3-85, 3-86, 3-87





BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

January 7, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 26, 1985  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

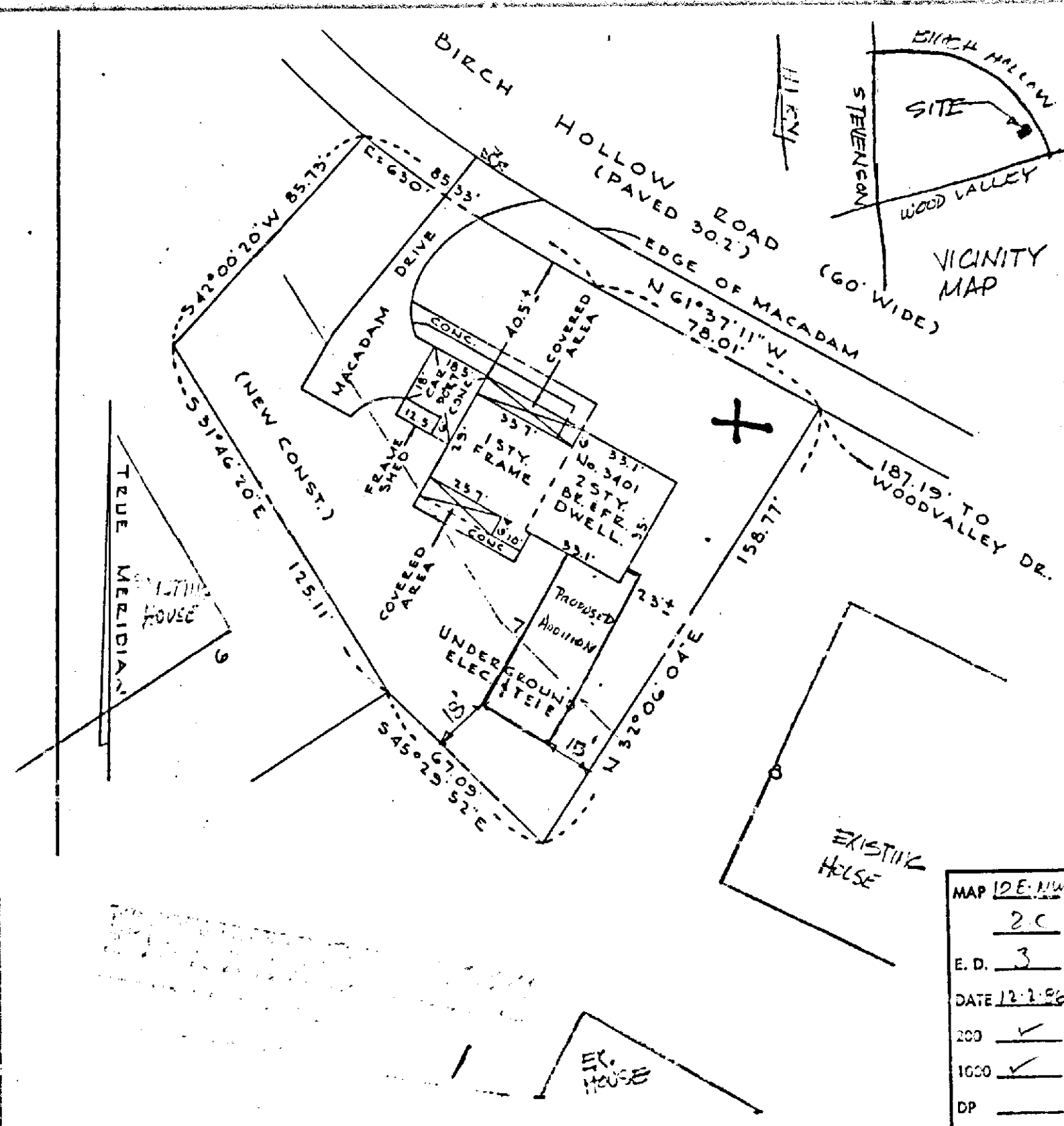
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items  
numbered 182, 183, 184, 186, 187, 188, and 189.

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSF/bld

11/6  
86-278



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